

11244396



Welcome to the Web site of

Anoka County
 Minnesota

Property Account Summary

Current General Information

Property ID	22-31-24-41-0111
Situs Address	10320 GROUSE ST NW , COON RAPIDS, MN 55433-0000
Property Description	FOREST PARK ANOKA COUNTY MINNESOTA CITY OF COON RAPIDS LOT 47 BLK E FOREST PARK
Last Sale Price	
Last Sale Date	
Last Sale Document Type	
Linked Property Group Position	1 of 3 Click for Linked Details
Status	Active
Abstract/Torrens	All Torrens

Parties

Role	Name
Owner	NELLIS SCOTT C

Document Recording Process Dates

Abstract Documents Have Been Recorded Through	10/11/2011
Abstract Documents Have Been Mailed Through	10/11/2011
Torrens Documents Have Been Recorded Through	10/12/2011
Torrens Documents Have Been Mailed Through	10/12/2011

Active Certificates Of Title

Type	Certificate Number	Certificate Date
CRTST CERTIFICATE OF TITLE - STANDARD	77365	11/08/1994

Documents Recorded Within 30 Days Of "Recorded Through" Dates Above

Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			

Property Characteristics

Lot Size	E25*131
Year Built	1976

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

Property Classification

Tax Year	Classification
2011	1A-Residential Homestead
2010	1A-Residential Homestead

Property Values

Tax Year	Description	Amount
2012	Est Market Land (MKLND)	15,200
2012	Est Market Improvement (MKIMP)	37,900
2012	Est Market (MKTTL)	53,100
2011	Est Market (MKTTL)	55,200

2011	Taxable Market (TMTV)	55,200
2010	Est Market (MKTTL)	66,900
2010	Taxable Market (TMTV)	66,900

Tax Amounts for M1PR		
Tax Year	Description	Amount
2011	Qualifying Tax Amount (Tax Bill Line 1)	521.97
2011	Prior Year Qualifying Tax Amount (Tax Bill Line 2)	613.52
2011	Total Tax Amounts - Before Payments	630.90
2011	Special Assessments (Included in Total)	108.93

Payment History for Past Three Years				
Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
10/07/2011	2011	315.45	0.00	315.45
05/11/2011	2011	315.45	0.00	315.45
10/11/2010	2010	361.23	0.00	361.23
05/13/2010	2010	361.22	0.00	361.22
10/06/2009	2009	813.62	0.00	813.62
05/11/2009	2009	813.61	0.00	813.61

No Charges are currently due.

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Version 1.0.3824.25426

I am appealing citation #45839-19945 issued under city code 6-500 Non-domestic animals to "remove all snakes that are prohibited by city code section 6-500" on several grounds.....

- 1) I have possessed these and other snakes since at least 1995 and established my hobby /passion as a legitimate business in 2007 long before city code section 6-500 was changed on July 20, 2010. Prior to that change, I was NOT in violation as all non-venomous snakes were considered "domestic animals". I was not aware of the change to city code, nor notified of the change.
- 2) In the more than 15 years that I've been keeping and breeding snakes, I have invested between \$40,000-\$50,000 in animals, caging and related equipment. Having to remove all "prohibited" snakes would be a great emotional and financial burden to me and at this time of year, moving would be detrimental to the snakes health.
- 3) City code 6-502 "Definitions" of non-domestic animals, paragraph (f) states....."any snake, that is a member of the pit viper or *Blodae* family, including but not limited to copperheads, water moccasins, rattlesnakes, fer-de-lances, bushmasters, asps, cobras, mambas, kraits, coral snakes, sea snakes, South American anacondas, Asian reticulated pythons, boa constrictors, tree boas and sand boas"is in error, ambiguous, and was seemingly written without any basis in scientific fact. Were any qualified biologists or herpetologists consulted prior to changing city code 6-502? There is NO such family of snakes as *Blodae*. Sand boas very rarely exceed 3 feet in length and are NO threat to humans. Tree boas rarely exceed 6 feet in length and again, are NO threat to humans. There are 10 sub-species of boa constrictor ranging from the Tarahumara Mountain boa *B.C.Imperator* that rarely exceeds 3 feet up to the Peruvian boa constrictor *B.C.Constrictor*

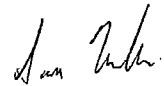
that may reach 11 feet. Only boas exceeding 10 feet MAY POSSIBLY be a threat to humans, but the scientific proof of that is scarce to nil.

- 4) City code 6-502 "Definitions" of non-domestic animals, paragraph (g) states....."any other snake or reptile which by their size, vicious nature, or other characteristic is dangerous to human beings".....Who determines this? Were any qualified herpetologists consulted? Size alone does NOT make an animal dangerous or horses and large dogs would be prohibited. Virtually all of my reptiles have been captive bred and born through many, many generations. The common boa constrictor *B.C.Imperator* and the ball python *Python Regius* have been captive bred and born for well over 40 years. Captive breeding of snakes has been proven to produce offspring that are MUCH more gentle and tractable than their wild counterparts. The ball python is the number one most kept pet snake closely followed by the common boa constrictor. These animals are NOT the wild types you see portrayed on certain TV shows. They are, by and large, gentle and quite tractable posing very little threat, or in case of ball pythons, NO threat to humans.
- 5) The PetCo and PetSmart stores in Coon Rapids are at this moment selling common boa constrictors and ball pythons. I was told by Leya Drabczak, city housing inspector, that this was acceptable because they are commercial entities in a commercial zone. Fine.....what about all the residents that BUY those snakes? They become instant violators of city code 6-502. How many residents of Coon Rapids do you think have bought and currently own these two prohibited species of snakes? City code 6-502 has created a paradoxical problem that never existed with the old code.
- 6) I propose a re-writing of city code section 6-500, specifically section 6-502, paragraphs (f) and (g) pertaining to snakes and other reptiles following a model of legislation in force in Florida state. This model was written by prominent biologists and herpetologists working with the Florida DNR and state legislature. It is a model worked out in a compromise with the state

concerning the keeping of the "Big 5" constrictor snakes. It is workable and is based on sound biological science, not the irrational fear of snakes brought about by hype, misinformation and spreading of half truths by most media outlets. I have several documents supporting my case written by prominent biologists and herpetologists and am willing to help rewrite sections of city code 6-500 to reflect as accurate a depiction of what constitutes a domestic and non-domestic snake. By the way, and with all due respect, some mushrooms are poisonous but there are NO poisonous snakes. Some snakes are venomous though. Just another oversight in city code 6-500 language that needs to be changed.

- 7) At the very least, I believe I should be "grandfathered" in as I have had my collection of reptiles long before the city code was changed. They have hurt NO ONE and are NOT a danger to the public in any way, shape or form. Removing them from my premises will only cause me great financial and emotional suffering.

Scott Nellis



10-31-2011

October 31, 2011

Scott Nellis (homeowner)

10320 Grouse Street NW

Coon Rapids, MN 55433



TO: CITY
MANAGER

A handwritten signature in black ink, appearing to read "Douglas".

Appeal of Notice of Determination of Hearing Examiner following 2-1106(1) Hearing

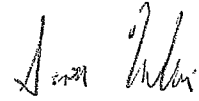
Re: citation # 45839-20633

I'm appealing this citation on several grounds...

- My home occupation is more hobby than business. Virtually ALL my sales take place outside the home at locations outside of Coon Rapids, MN and outside of the state of Minnesota.
- In my opinion, I DO meet the requirements of a home occupation in Coon Rapids. First and foremost, my home IS a residence and home with my hobby occupying one room off the foyer and part of my partially finished basement. It IS therefore "incidental and secondary" to the residence since it also takes up far less than 50% of the space in my house.
- Nothing about my hobby is discernible from the outside, the entry or upstairs for that matter. There is no signage anywhere, and no alterations were made to the structure of the house.
- NO customers come to my house. I do virtually ALL my sales by traveling to Reptile Expos in other states.
- Removal of "illegal" animals is being covered in an appeal to citation # 45839-20632.
- Reduction of animals at my residence has been ongoing, but is never the less, an issue that should have no bearing in this citation.
- Removal of cages from my property also has no bearing in this citation as it is NOT illegal to own equipment. They also do NOT interfere with normal residential use of my property.
- Any offensive odors have been dealt with and are no longer an issue.
- Waste output is currently being handled by normal and regular residential waste service. There are NO laws stating that I cannot have two waste containers instead of one.

Appeal of Notice of Determination of citation # 45839-20633

Scott Nellis

A handwritten signature in black ink, appearing to read "Scott Nellis", written in a cursive style.

October 5, 2012